



**Mar 17 2021**

**STATE CLEARINGHOUSE**

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN THAT** the Stanislaus County Planning Commission will hold a public hearing on **Thursday, April 1, 2021**, at a meeting starting at **6:00 P.M.** in the Joint Chambers, 1010 10<sup>th</sup> Street, Basement Level, Modesto, California, to consider the following:

**USE PERMIT APPLICATION NO. PLN2020-0125 – CROWS LANDING INDUSTRIAL BUSINESS PARK WELL SITE AND PHASE 1A DESIGN MODIFICATIONS** - Request

to obtain a use permit to develop an off-site domestic potable water well to serve the Crows Landing Industrial Business Park (CLIBP), on a one-acre portion of a 70.68 acre parcel in the A-2-40 (General Agricultural) zoning district, and to allow for modifications to the stormwater collection facilities and the on-site Wastewater Treatment Systems approved for Phase 1A of the CLIBP. The well site is located at the intersection of Bonita Avenue and 4<sup>th</sup> Street, west of State Route 33, in the Community of Crows Landing. The CLIBP is zoned S-P (2) (Specific Plan) and is located at the northwest corner of Fink and Bell Roads, east of Davis Road, south of West Marshall Road, in the Crows Landing area.

**The property is further identified as Assessor Parcel Number:  
027-004-044, 027-001-057 to 059 and 027-003-074 to 080**

The Planning Commission will consider an Addendum to the certified CLIBP Final Environmental Impact Report and conformance of the acquisition of the well site with the Stanislaus County General Plan as required by State of California Government Code Section 65402(b).

**This public meeting will be held in accordance with the Governor's Stay at Home Executive Order N-33-20 and will include both in person and remote public attendance. Please note, seating capacity in the Joint Chambers for in person attendance is limited. Instructions on how to submit public comment, including how to participate remotely are provided below.**

The public may also observe the live stream of the Planning Commission meetings at: <http://www.stancounty.com/sclive/>. In addition, Planning Commission meetings are broadcast live and replayed on local cable television. A list of cable channels and broadcast times are available at the following website: <http://www.stancounty.com/planning/broadcasting.shtm>.

**How to submit public comment:**

- **To participate remotely via Zoom:**

**Join Zoom Meeting**

<https://www.zoom.us/webinar/98243024950?occurrence=1608255900000>

**Meeting ID: 982 4302 4950**

**Password: g0uRA5**

**Join by phone:**

**+1 669 900 9128**

**Meeting ID: 982 4602 4950**

**Password: 551132**

- If you prefer to provide a written comment regarding this application, please submit your comments via email at [planning@stancounty.com](mailto:planning@stancounty.com) and include the application title in the subject line of the email. Written comments may also be submitted by U.S. mail to the address listed above or by fax: (209)525-5911. All written comments must be received by 4:00 p.m. the day of the Planning Commission meeting and will be provided to the Planning Commission at the public hearing.

**Reasonable Accommodations:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (209) 525-6330. Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this public meeting.

If you challenge the above item in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.